

TOWN OF DUDLEY

MASSACHUSETTS

PLANNING BOARD

DUDLEY MUNICIPAL COMPLEX, ROOM 308
71 WEST MAIN STREET, DUDLEY, MA 01571

DUDLEY PLANNING BOARD

Daniel Edmiston, Chairman
Richard Clark, Vice Chairman
Steve Watroba, Clerk of the Board
Louis Perrin, Member
William LePage, Member



DUDLEY PLANNING STAFF

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PLANNING BOARD MEETING MINUTES

Wednesday, November 13, 2019

Dudley Municipal Complex, Room 321-A

Call to Order

The Planning Board Meeting was called to order at 7:00 PM on Wednesday, November 13, 2019 in Room 321A of the Dudley Municipal Complex by Chairman Dan Edmiston. Planning Board members present were: Richard Clark-Vice Chair, Steve Watroba-Clerk of the Board, Louis Perrin-Member, William LePage-Member, Bill Scanlan, Interim Town Planner and Caryl Savard, Planning Clerk.

A. Meeting Minutes

- a. Mr. LePage **moved to approve the minutes of Wednesday, October 23, 2019.** Seconded by Mr. Clark. Unanimous.

B. ANR 65 Cortis Road, Dwight Mitchell

- a. Mr. Mitchell explained that 53 Cortis Road did not have the correct lot line when a survey was done. The garage is out of the lot line for 53 Cortis Road. Applicant is requesting the line be corrected/adjusted so garage is in line. Requesting waivers of topography, existing driveway not proposed and scale is 1"=50', not 1"=40'.
- b. Mr. Watroba **moved to approve the ANR to revise the lot lines on 53 Cortis Road, with three waivers: topo, existing driveway and scale.** Seconded by Mr. Clark. Unanimous.

C. Discussion on finishing construction of, and acceptance of, uncompleted/unaccepted subdivision streets

- a. Pierpont Estates – Bill reported, "Town Counsel advised that the ANR could be denied because of the condition that limits development to 54 lots; or you could approve the ANR plan, because it has frontage on Noble Street as required by the Zoning Bylaw. There is also frontage along Old Mason Road and there's a questions as to whether that would provide adequate frontage for those two lots, so that's a matter for the Planning Board to decide whether it's constructed properly for emergency vehicles and food delivery trucks and things of that sort. Counsel said you could if you endorse that ANR plan, impose a condition that there be no access to those two lots off of Old Mason Road. The second question on that plan is that there is a Condition 5 which says that Old Mason Road and lot 1 on the plan be reserved as conservation land and deeded over to the Town under the control of the Conservation Commission. By creating an ANR plan and making two buildable lots there, that conflicts with that condition. It's my opinion that if you wanted to entertain that, you require the applicant to submit a modification of the plan which requires a Public Hearing, notice to abutters, and then you can negotiate for maybe some additional open space somewhere else or whatever you felt was appropriate. Or, if you feel like it's not appropriate to give up that land, you could refuse to accept the ANR plan. I don't know if you would want to bring the applicant in to discuss that at the next meeting or whether you have some feelings now that you could make a decision and go forward."
- b. Mr. Clark suggested that Conservation be invited to the next meeting because the land was to be donated to the Town.
- c. Mr. Edmiston stated for the record that if the applicant submits a plan, that we're not going to be able to talk about it on that day, we're going to have to make sure that we invite the Conservation Commission and then have them here with while we're speaking with him.
- d. The two lots, 1R2 and 1R3 are coming before the Conservation Commission on November 20, 2019. Conservation was waiting to hear Town Counsel's recommendation prior to making a decision on whether to approve Orders of Conditions. If Conservation were to approve Orders of Conditions for the two lots,

the Orders would be null and void if the Planning Board decided that the applicant couldn't build on them.

- e. Rocky Hill Estates – none.
- f. Piasta Road – Mr. Walsh inspected the roadway and reported that it was completely properly.
- g. Country View Estates (Eisenhower Drive) – None.
- h. Tobin Farm Estates – None.

D. Final Inspection associated with Site Plans, including:

- a. AMP Solar – None.

E. Spruce Street – letter from Town Administrator to developer in packets. Mr. Scanlan recommended that he show right of access over Spruce Street, which is a paper street. There are some private landowners on that road who own to the center line of the road. He has to get permission from the owners to get access over Spruce Street and a legal document showing such. We should ask for an opinion on Zoning compliance, too.

F. Discussion on the status of Economic Development Planning - none

G. Planner's Plate

- a. **Cell tower at the Congregational Church** – want to add new equipment and extend the tower 8 feet. Mr. Scanlan shared photos of the proposed change. Mr. Clark stated that section is slated for National Historical Registry. Mr. Scanlan will inform applicant to apply for a special permit.

H. Comments from the Planning Board –

- a. Mr. Edmiston reminded the Planning Board members of the Conflict of Interest Training on Monday, November 25, 2019 from 6:30-8:00 PM.
- b. At the October 23, 2019 meeting, Mr. Perrin asked if sidewalks on both sides were required on the Lyons Road Subdivision. Mr. Scanlan reported that the applicant might want a waiver of one side of sidewalk. Applicant is willing to pay for half of emergency generator for one of the pumps. If the applicant gets the required forms in as soon as possible, he can get a Public Hearing at December 11th's meeting for the revised changes.
- c. There will be no meeting on November 27, 2019. The next meeting will be December 11, 2019.
- d. Mr. Clark is dismayed at the lack of activity on Country View Estates' developer. Mr. Scanlan will send the developer a letter.

I. Adjournment

- a. Mr. Clark **moved to adjourn at 7:38 PM.** Seconded by Mr. Perrin. Unanimous.

Caryl Savard
Planning Board Clerk

Minutes of November 13, 2019

Daniel Edmiston, Chair

Richard Clark, Vice-Chair

Steve Watroba, Clerk to the Board

Louis Perrin, Member

William LePage, Member